MINUTES OF MEETING

The agenda for this meeting was filed with the Office of the Lieutenant Governor as required by Section 92-7(b), Hawaii Revised Statutes.

Date: February 12, 2020

Time: Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.

Place: Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Present: Laurie A. Lee, Chair, Broker / Honolulu Commissioner
John Love, Vice Chair, Public / Honolulu Commissioner
Bruce Faulkner, Broker / Maui Commissioner
Scott Arakaki, Public / Honolulu Commissioner
Aleta Klein, Broker / Honolulu Commissioner
Michael Pang, Broker / Honolulu Commissioner
Sean Ginoza, Broker / Hawaii Island Commissioner
Russell Kyono, Broker / Kauai Commissioner
Derrick Yamane, Broker / Interim Honolulu Commissioner

Neil Fujitani, Supervising Executive Officer
Miles Ino, Executive Officer
Carole Richelieu, Senior Condominium Specialist
Benedyne Stone, Condominium Specialist
Dathan Choy, Condominium Specialist
Lorie Sides, Condominium Education Specialist
Diane Choy Fujimura, Senior Real Estate Specialist
Amy Endo, Real Estate Specialist
Noelani Jackson, Real Estate Specialist
Shari Wong, Deputy Attorney General
Tammy Norton, Recording Secretary

Others: Daryl Nishizawa, Honolulu Board of REALTORS®
Kalama Kim, Honolulu Board of REALTORS®
Bryan Andaya, Abe Lee Seminars

Absent: None

Call to Order: The Chair called the meeting to order at 9:24 a.m., at which time quorum was established.

Chair's Report: The Chair welcomed Real Estate Specialist Noelani Jackson.

The Chair announced that the Commission may move into executive session to consider and evaluate personal information relating to individuals applying for licensure in accordance with Section 92-5(a)(1), HRS, and/or to consult with the
Commission's attorney on questions and issues pertaining to the Commission's powers, duties, privileges, immunities, and liabilities in accordance with Section 92-5(a)(4), HRS.

**Additional Distribution**

The following materials were distributed prior to the start of the meeting:

4. Condominium Governance and Management
   b. Condominium Seminars and Symposium – CAI Hawaii's "Do's and Don'ts in Design Review" – February 6, 2020

**Minutes**

Upon a motion by Commissioner Faulkner, seconded by Commissioner Yamane, it was voted on and unanimously carried to accept the minutes of the January 8, 2020 Condominium Review Committee meeting as circulated.

**AOUO Registrations**

Specialist Stone reported that as of January 30, 2020, 1,493 AOUOs have successfully registered.

**Condominium Seminars and Symposium – CAI Hawaii's "Do's and Don'ts in Design Review" – February 6, 2020**

Staffs' evaluations of the seminar were distributed for informational purposes. The Do's and Don'ts in Design Review was a new topic presented by CAI Hawaii. The seminar was well received and well attended.

**Case Law Review Program**

The following article was distributed for informational purposes: *Davis v. Echo Valley Condominium Association et al.*, Sixth Circuit, December 19, 2019.

**Condominium Related Articles**


**Condominium Project Registration - Public Reports Issued**

A list of those condominium projects issued effective dates during the month of January 2020, was distributed for informational purposes.

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<th>PROJECT NAME</th>
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Consultants – Consultants’ Forum – February 5, 2020

Specialist Richelieu reported that a condominium consultants’ forum was held on February 5, 2020. All except one consultant attended in person. A report will be presented to the Commission before the end of the legislative session.

Program of Work:

Condominium Laws and Education

Maui Condorama, January 24, 2020

Specialist Stone reported that the Real Estate Commission and procured provider, CAI Hawaii, presented a Condorama free educational event, its first ever neighbor island Condorama on Maui on January 24, 2020. The Condorama was held at the J. Walter Cameron Center in Kahului.

Three Commission staff were in attendance along with Commissioner Faulkner who provided the welcoming remarks. The seminar was very successful with a large turnout. Some individuals had to be turned away due to the room capacity but were
informed that the Condorama would be videoed and uploaded to the Commission's website at www.hawai.gov/hirec. The big draw seemed to be "free" education.

Commissioner Faulkner also commented that he wrote an article on the Maui Condorama for the Maui News.

Building Industry Association Hawaii – January 24 – 26, 2020

Specialist Sides reported that the Commission shared a booth with the DCCA Director's office and the Public Utilities Commission during the BIA Big Home and Remodeling Show to provide consumer education. REB's condominium brochures were made available to attendees. It was a good event held over three days. Feedback received from staff manning the booth was that the REB should have staff physically manning the booth on both Saturday and Sunday. Specialist Sides commented that this was the first time the REB did not have a staff at the show on both days.

DCCA National Consumer Protection Week – March 4, 2020

REB staff will be participating in the department's Consumer Fair on March 4th, 2020, celebrating National Consumer Protection Week. The Consumer Fair will be held in the DCCA Courtyard.

Hawaii Buildings, Facilities & Property Management Expo – March 11 – 12, 2020

REB staff will be participating and manning a booth at the Hawaii Buildings, Facilities & Property Management Expo to provide condominium related consumer education.

Hawaii Condominium Bulletin

The December 2019 issue of the Hawaii Condominium Bulletin has been posted to the Commission's website at www.hawaii.gov/hirec.

Government and Legislative Participation & Report


Specialist Richelieu noted that she is providing the articles in response to a request by attendees of the January committee meetings held in Molokai.

Consumer Education

"Condominium: Obtaining Documents from The Bureau of Conveyances"

A copy of the REB's most recent brochure entitled "Condominium: Obtaining Documents from the Bureau of Conveyances" was distributed for informational purposes. Commissioners had suggested including information on title transfer and timelines, but staff responded that the information should come directly from the Bureau and not the REB.
Request for Proposal for Production of Educational Videos (RFP)

A request for preliminary approval to issue a request for proposals (RFP) for the production of educational videos on condominium related subjects was presented to the Committee.

The RFP would solicit proposals to produce 15 educational videos which would be made available on the Commission's website as an informational resource on condominiums and community living for consumers who are contemplating purchasing or have purchased a condominium unit, contemplating serving or serving on a condominium association board, real estate licensees who facilitate condominium sales, condominium managing agents, and resident or site managers of condominiums.

Commissioner Pang questioned if this request is a part of the big educational PR rollout.

Specialist Richelieu responded that it is a separate project.

Commissioner Klein questioned whether the RFP will be issued to the lowest bidder or will there be an evaluation of the product. She further questioned what the vetting of the RFP will entail.

Specialist Sides responded that the request will include submission of sample work product. The final selection and award will be subject to the Commission's approval.

Chair Lee questioned at what point will the topics be decided upon.

Specialist Sides responded that after the proposal has been received, the topic and content will then be decided upon.

Commissioners responded that the RFP should include a list of possible topics to include, but not limited to. This information will assist the vendor in providing a more accurate proposal.

Upon a motion by Commissioner Pang, seconded by Commissioner Klein, it was voted on and unanimously carried to issue a request for proposals for the production of educational videos as noted in staff's proposed scope of work and requirements. Staff to provide a list of possible topics to include, but not limited to, in the issuance of the RFP.

Condominium Specialist Office for the Day – Molokai, January 8, 2020

The Committee acknowledged receipt of staff's report on the Specialists' Office for the Day held on Molokai on January 8, 2020, following the committee meetings.

CondominiumSpeakership Program


Commissioner Faulkner congratulated Specialists Stone and Richelieu for being recognized by CAI Hawaii for all their work with the education of the condominium community.
No comments, recommendations, or concerns were received.

Organizations Forum:

Next Meeting: March 11, 2020
Upon adjournment of the Laws and Rules Review Committee meeting scheduled to convene at 9:00 a.m.
Queen Liliuokalani Conference Room
King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 9:55 a.m.

Respectfully submitted:

/s/ Carole R. Richelieu

Carole R. Richelieu
Senior Condominium Specialist

February 21, 2020

Date

[X] Minutes approved as is.
[ ] Minutes approved with changes; see minutes of _____________________________